151.0	0003	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	738,500 / 738,500
					USE VALUE:	738,500 / 738,500
					ASSESSED:	738,500 / 738,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		BUENA VISTA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ATTISHA MICHAEL &
Owner 2:	PHOTOS VALERIE IRENE
Owner 3:	
Street 1:	66 BUENA VISTA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HUBBARD JOSHUA U -
Owner 2:	HUBBARD KITTENPLAN AMY -
Street 1:	66 BUENA VISTA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,494 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Wood Shingle Exterior and 2162 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4494.000	294,600		443,900	738,500
Total Card	0.103	294,600		443,900	738,500
Total Parcel	0.103	294,600		443,900	738,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.61 | /Parcel: 341.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100232

GIS Ref

GIS Ref

Insp Date 04/14/18

!11862!

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0003-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	294,600	0	4,494.	443,900	738,500	738,500	Year End Roll	12/18/2019
2019	101	FV	235,100	0	4,494.	416,100	651,200	651,200	Year End Roll	1/3/2019
2018	101	FV	234,500	0	4,494.	344,000	578,500	578,500	Year End Roll	12/20/2017
2017	101	FV	234,500	0	4,494.	316,200	550,700	550,700	Year End Roll	1/3/2017
2016	101	FV	234,500	0	4,494.	288,500	523,000	523,000	Year End	1/4/2016
2015	101	FV	219,900	0	4,494.	283,000	502,900	502,900	Year End Roll	12/11/2014
2014	101	FV	219,900	0	4,494.	263,000	482,900	482,900	Year End Roll	12/16/2013
2013	101	FV	214,900	0	4,494.	250,200	465,100	465,100		12/13/2012

PRINT

Date	Time
12/11/20	01:59:41

LAST REV

Date	Time
04/27/18	08:48:56
ekelly	
11862	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUBBARD JOSHUA	57422-454		9/9/2011		527,000	No	No		
DIFRANZA MARIO	34151-4		11/26/2001		338,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/31/2012	1103	Redo Bas	5,300					
8/24/2010	1029	Manual	18,300	C				FRAME WALLS
6/22/2004	556	Manual	6,000					replace front stoo
11/27/2001	878	Alterati	12,295	C				NEW CLOSETS-KITCHE

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	MEAS&NOTICE	HS	Hanne S
1/23/2013	Info Fm Prmt	BR	B Rossignol
7/3/2012	Measured	JBS	JOHN S
12/9/2011	MLS	EMK	Ellen K
11/14/2008	Meas/Inspect	163	PATRIOT
2/26/2002	MLS	MM	Mary M
12/15/1999	Inspected	264	PATRIOT
12/7/1999	Mailer Sent		
11/18/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	100232
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4494		Sq. Ft.	Site		0	80.	1.23	9									443,856						443,900	

Total AC/HA: 0.10317 | Total SF/SM: 4494 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 443,856 | Spl Credit | Total: 443,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	139.624
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	361933
Depreciation:	67320
Depreciated Total:	294613

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

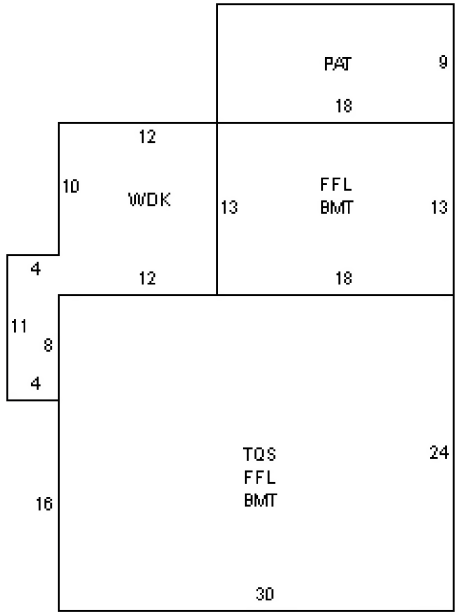
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	139.62
Special Features:	0	Val/Su Net:	104.84
Final Total:	294600	Val/Su SzAd	197.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	954	63.880	60,940
FFL	First Floor	954	139.620	133,201
TQS	3/4 Story	540	139.620	75,397
WDK	Deck	200	10.840	2,167
PAT	Patio	162	4.500	728

Net Sketched Area:	2,810			Total:	272,433
Size Ad	1494	Gross Are	2990	FinArea	2162

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	70	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0003-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	